

quently allowed by the court for the subsurface, when added to any value previously allowed by the court for the surface, shall not exceed the court's determination of the value, if any, of the land, surface, and subsurface, valued as a whole. The parties may compromise or settle in whole or part claims for any of the surface or subsurface values involved, and any settlement or compromise shall be reduced to a separate judgment. The services rendered by the attorney or attorneys in obtaining any judgment shall constitute a separate employment and undertaking involving a single set of services and the court shall award separate compensation for the services rendered in obtaining each separate judgment. Nothing in this Act shall be construed to reduce or increase fees payable to counsel in accordance with their duly approved and executed contracts or to preclude their continued representation in any case until paid; nor, with respect to any judgment hereunder, shall this amendment impair or limit any claim, right, defense, or offset otherwise applicable."

Attorneys' fees.

Approved July 2, 1948.

[CHAPTER 813]

AN ACT

To authorize the Secretary of the Army to sell and convey to Okaloosa County, State of Florida, all the right, title, and interest of the United States in and to a portion of Santa Rosa Island, Florida, and for other purposes.

July 2, 1948
[H. R. 3735]
[Public Law 885]

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the Secretary of the Army is authorized to convey, subject to the limitations and conditions hereinafter enumerated and such others as he may prescribe, to Okaloosa County, State of Florida, for recreational purposes, all right, title, and interest of the United States in and to all or any part of that portion of Santa Rosa Island, Florida, extending one mile east from Brooks Bridge on United States Highway 98 near the town of Fort Walton, Florida, except for a strip of land six hundred feet wide (three hundred feet east and three hundred feet west from center line of road leading to radar site "Dick"), extending from Highway 98 to the mean low water level of the Gulf of Mexico, and two miles west from said bridge, and to all or any part of that portion of said Santa Rosa Island which lies east of the new channel at East Pass (consisting of two small islands), said property being under the jurisdiction of the Department of the Army. Such conveyance shall be made upon payment by said county of a sum which shall be fifty per centum of the fair value of the property conveyed, based upon the highest and best use of the property at the time it is offered for sale regardless of its former character or use, as determined by the Secretary, less such portion of the price originally paid by said county for said island, prior to its conveyance to the United States, as the Secretary shall determine to be fair and equitable. The deed of conveyance of said property by the Federal Government will contain the following limitations and restrictions:

Okaloosa County,
Fla.
Conveyance.

Payment by county.

Limitations and restrictions.

a. That said property shall be used only for public recreational purposes.

b. That climb-proof, chain-link fences eight feet in height, with three strands of barbed-wire (three barbs) at the top, together with necessary gates, be constructed by and at the expense of Okaloosa County, its successors or assigns, one at the westerly limit of area conveyed, and a second surrounding the immediate area of radar site "Dick", the fence erected at the westerly limit to be maintained by Okaloosa County and the fence erected around radar site "Dick" to be maintained by the Department of the Army.

c. That the Federal Government reserves the free right of ingress and egress in, on, and over the above-described property to other Federal Government property.

d. That the Federal Government reserves an avigation easement in perpetuity, prohibiting the erection of any structure or obstacle in excess of seventy-five feet above mean low-water level within the area to be conveyed.

e. That in the event of a national emergency the United States of America, acting through the Secretary of the Army, shall have the right to take over from Okaloosa County, its successors or assigns, complete control and operation of the property herein described for such use and for such length of time as the emergency shall require, in the discretion of the Secretary of the Army; without rental or other charge as far as Okaloosa County is concerned but subject to all valid existing private rights in and to the said property or any part or parts thereof: *Provided*, That just compensation shall be given to the owners, lessees, or other persons interested for the taking of control or operation of, or rights in, improvements of said property.

f. That cost of any surveys that will be necessary in connection with the conveyance of said land shall be borne by the county of Okaloosa, its successors or assigns.

g. The public recreational purposes provided for herein shall include the erection and operation by private persons, for profit, of houses, hotels, restaurants, cafes, bathhouses, casinos, night clubs, and other enterprises and usages usual to beach resorts and resort housing developments.

Use of property.

SEC. 2. The property herein described shall be retained by the said Okaloosa County and shall be used by it only for such public recreational purposes as it shall deem to be in the public interest or be leased by it from time to time, in whole or in part or parts to such persons and only for such public recreational purposes as it shall deem to be in the public interest and upon such terms and conditions as it shall fix and always to be subject to regulation by said county whether leased or not leased, but never to be otherwise disposed of or conveyed by it: *Provided*, That nothing herein shall prevent the said county from conveying the said property back to the Federal Government, or, subject to the limitations and restrictions hereinbefore indicated, to the State of Florida or any agency thereof; any such conveyance to be subject to all valid rights of third parties then existing or outstanding.

Reversion to U. S.

SEC. 3. In the event that the land conveyed pursuant to this Act shall be used for any purpose other than for public recreational purposes as herein defined, or shall cease to be used for such purposes, title to said land shall revert to the United States. The county of Okaloosa shall be obligated to require compliance with all of the other restrictions and limitations enumerated in this Act. And the said county shall, in all its leases of the said property, or part, or parts thereof, provide that in the event of a failure on the part of the lessee or lessees, heirs, successors, or assigns, to comply with such restrictions and limitations, all the rights, titles, and interests of such noncomplying lessee or lessees, heirs, successors, or assigns shall be forfeited, and shall revert to the county of Okaloosa to be held subject to the terms and provisions of this Act.

SEC. 4. It is herein provided that the above-described lands are subject to valid existing rights, including those arising out of a lease granted to the Island Amusement Company by Escambia County, Florida, on September 10, 1929, and subsequently modified.

Approved July 2, 1948.